



OFFICE SPACE OFFERED FOR LEASE

LOFTIS BUILDING

1030 LOFTIS BOULEVARD

NEWPORT NEWS, VA 23606



Presented by:

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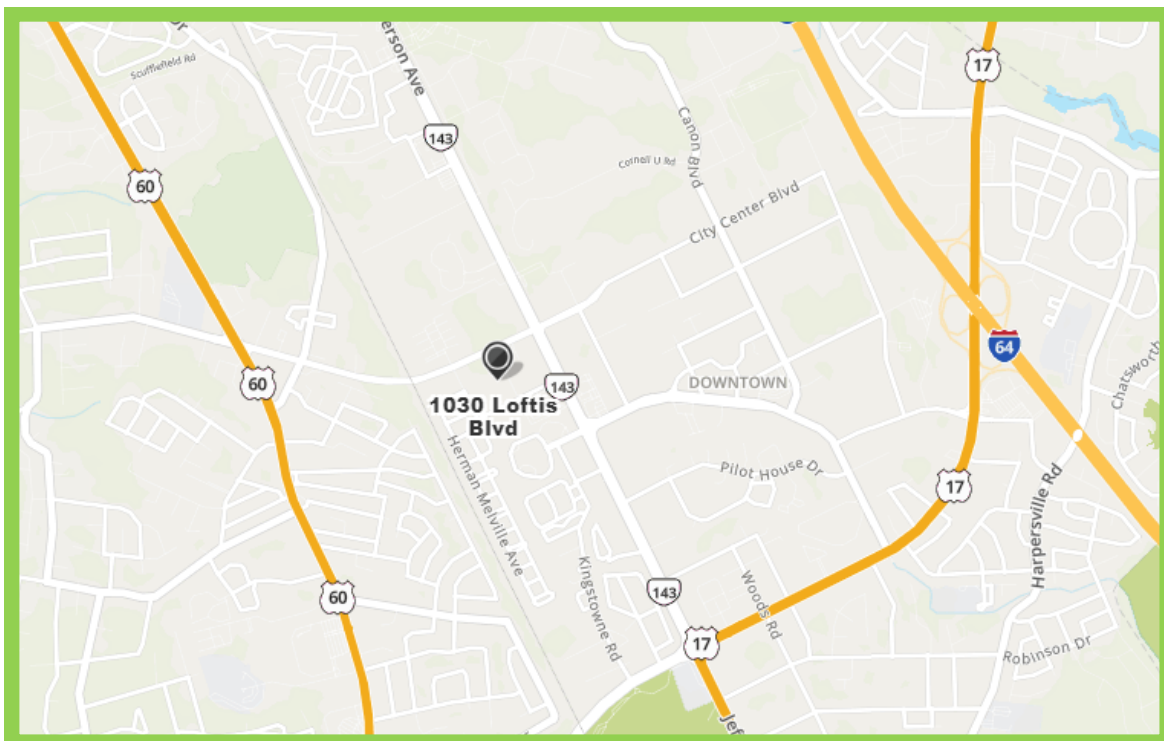
Headquartered in Hampton Roads

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Commercial, Industrial and Investment Properties Exclusively
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Welcome to **Port Warwick**, an award-winning, mixed-use community located off **Jefferson Avenue** in Newport News, Virginia. At the center of the community lies Styron Square, a three-acre green space designed after the great squares of London. This leasable property is conveniently located right next to the Sentara Port Warwick Medical Campus.

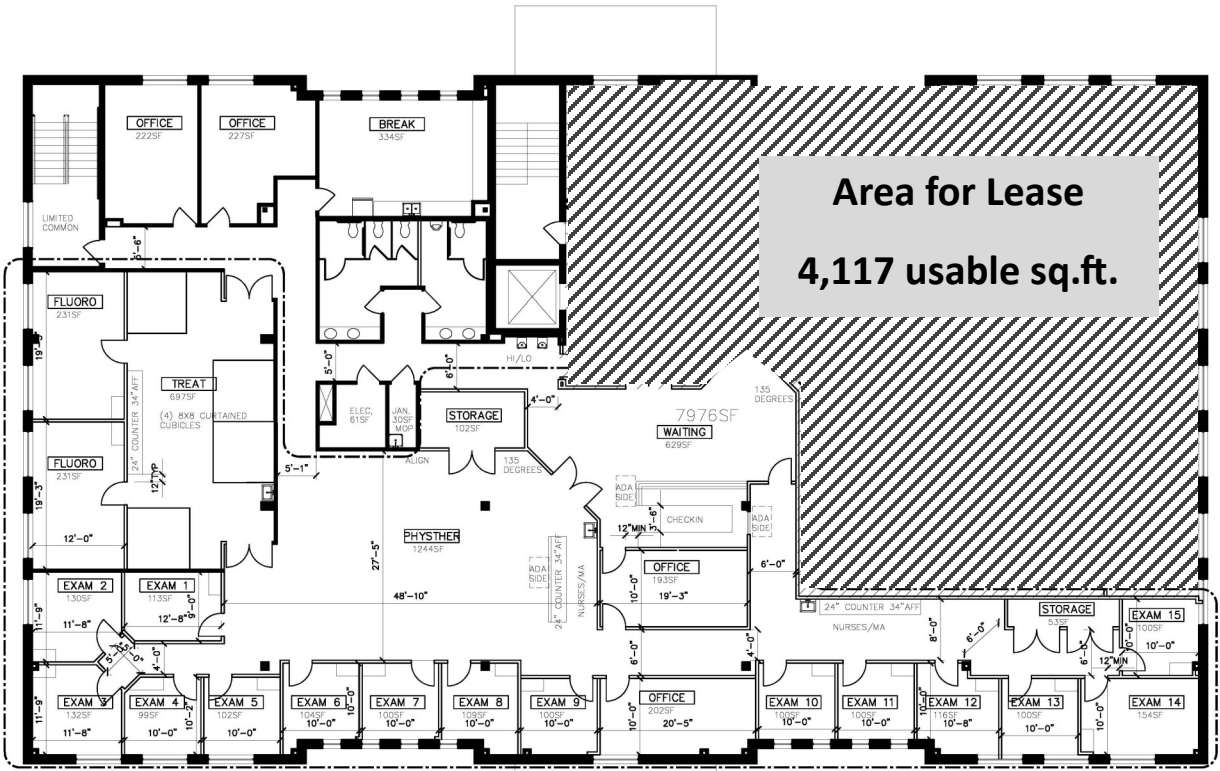


LOFTIS VENTURES LLC.

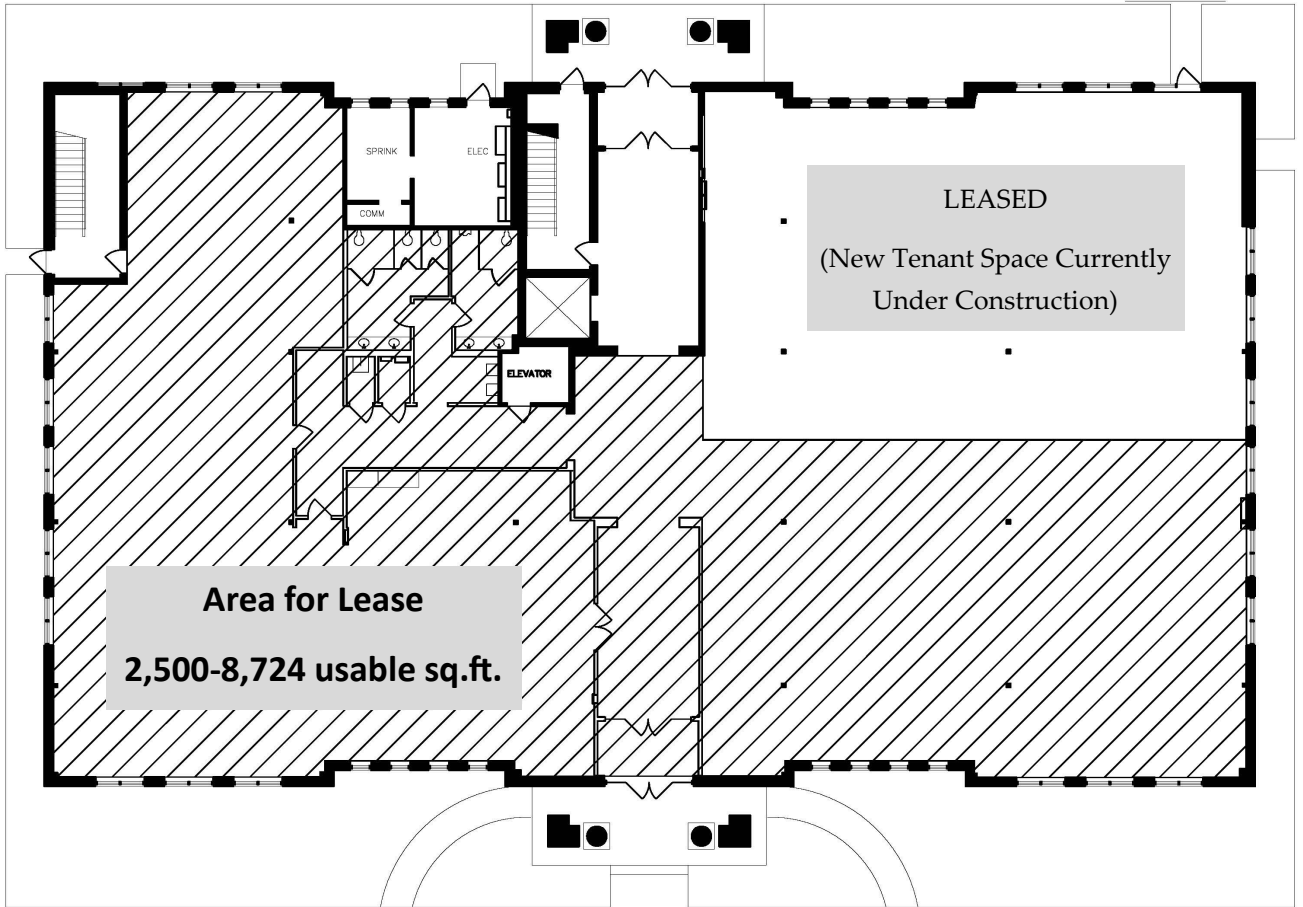
1030 LOFTIS BOULEVARD, NEWPORT NEWS, VA

BUILDING SIZE	Total Available: 12,841 Usable Sq. Ft.
YEAR BUILT	2006
AVAILABLE AREAS	FIRST FLOOR: 2,500 to 8,724 Usable Sq. Ft. SECOND FLOOR: 4,117 Usable Sq. Ft.
CORE FACTOR	17%
SITE SPECIFICATIONS	1.79 acres
ZONING	C1
EXTERIOR WALLS	Masonry
FLOORING	Concrete
FEATURES	*Air Conditioning and Central Heating *Drop Ceiling *Private Restrooms
BUILD-OUT	Currently Warm Shell
BUILD-OUT ALLOWANCE	\$60/ Sq. Ft.
SPACE CONDITION	Partially Demolished
LEASE TERM	5-10 Years Preferred
RENTAL RATE	\$25.95/ Sq. Ft.
DATE AVAILABLE	Immediate Availability
CONTACT	William W. Hamner, Jr. HAMNER DEVELOPMENT COMPANY (757) 873-1777

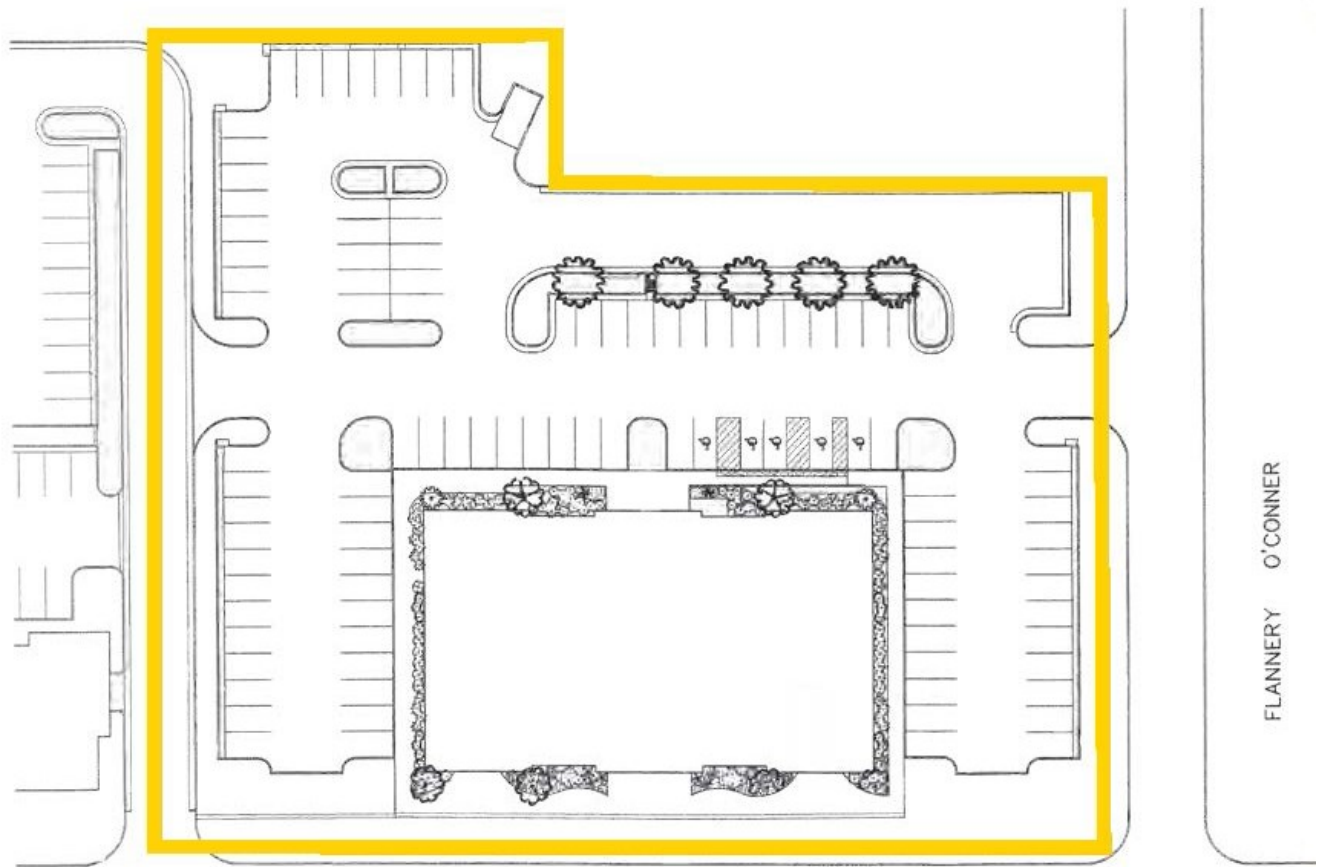
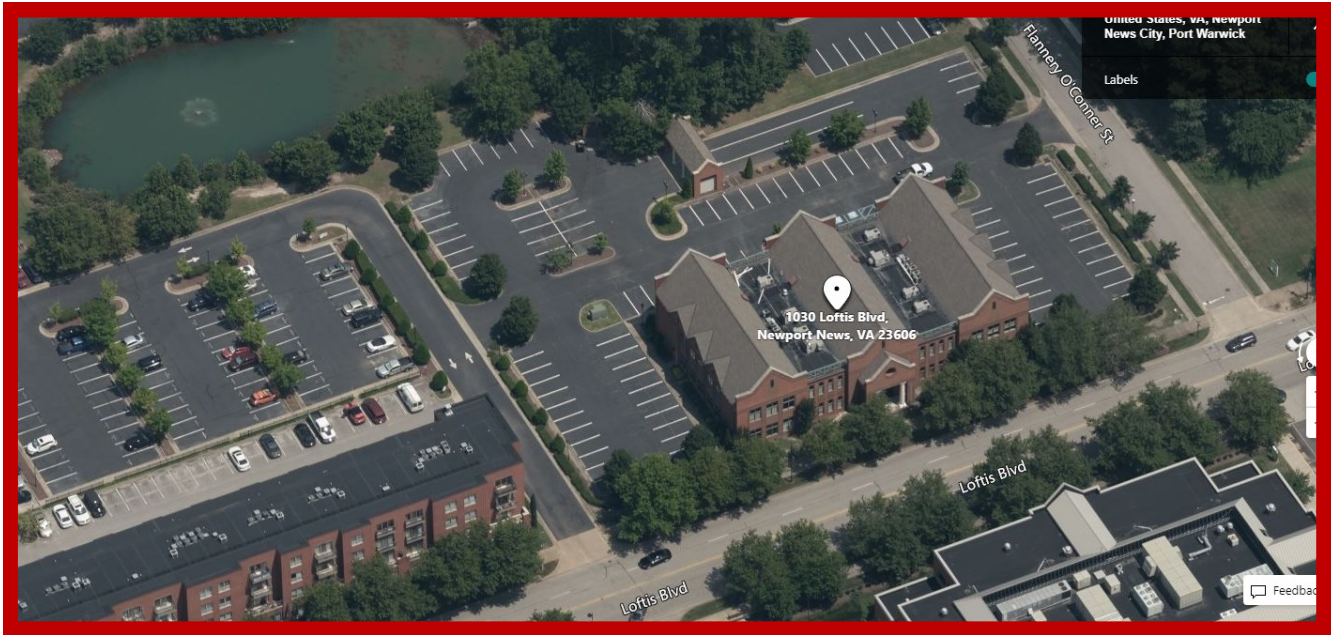
2nd Floor



1st Floor



LOFTUS, LLC - SITE PLAN



LOFTIS BLVD.

FLANNERY O'CONNOR

1030 LOFTIS REDEVELOPMENT

BEFORE



AFTER

